



MUNICIPALITY OF NORTH MIDDLESEX

BY-LAW NUMBER 112 OF 2025

**BEING A BY-LAW TO AMEND BY-LAW 058 OF 2024 OF RESPECTING
DEVELOPMENT CHARGES**

WHEREAS Section 2 (1) of the Development Charges Act, 1997, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass by-laws for the imposition of Development Charges against land to pay for increased Capital Costs required because of the need for Services arising from Development in the area to which the by-law applies;

AND WHEREAS the Council of the Municipality of North Middlesex completed a Development Charge Background Study in accordance with the Act and passed By-law 041 of 2022 for the imposition of development charges on April 20 2022;

AND WHEREAS the Council of the Municipality of North Middlesex has approved an annual amendment to provide for the indexing and updating of development charges rate, with the last amendment being by-law 058 of 2024;

AND WHEREAS the Council of the Municipality of North Middlesex now wishes to amend Schedule “B” to update the development charge rates effective January 1, 2026.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of North Middlesex amends by law 041 of 2022 as follows:

1. **THAT** “Schedule B” of 041 of 2022, being the Schedule of Development Charges, be amended to include the new “Schedule B” attached hereto and forming part of this by-law, to establish Development Charges for 2026 onward until amended.
2. **THAT** this by-law shall come into force and effect on January 1 2026.

Read a first and second time this 17 day of December 2025.

Read a third time and finally passed this 17 day of December 2025.

MAYOR

CLERK

Amended Schedule "B"
To By-law 58 of 2024
Schedule of Development Charges

Service / Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care / Special Dwelling Units	Commercial, Institutional, and Small Industrial (per sq. ft of Gross Floor Area)	Large Industrial (per sq. ft of Gross Floor Area)
Municipal Wide Services / Class of Service							
Services Related to a Highway	2,038	1,454	1,387	875	752	0.74	0.74
Fire Protection Services	1,878	1,339	1,278	806	692	0.67	0.67
Parks and Recreation Services	806	575	549	346	298	0.08	0.08
Growth Studies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Municipal Wide Services / Class of Service	4,722	3,368	3,214	2,027	1,742	1.49	1.49
Urban Services							
Wastewater Treatment	18,117	12,925	12,336	7,776	6,687	6.76	17.85
Wastewater Sewers	2,279	1,625	1,552	978	841	0.86	0.86
Water Storage	5,877	4,194	4,001	2,523	2,169	2.19	2.19
Water Distribution	2,086	1,489	1,421	895	770	0.78	0.78
Total Urban Services	28,359	20,233	19,310	12,172	10,467	10.59	21.68
GRAND TOTAL RURAL AREA	4,722	3,368	3,214	2,027	1,742	1.49	1.49
GRAND TOTAL - URBAN	33,081	23,601	22,524	14,199	12,209	12.08	23.17